

Focus Group 1	Focus Group 2	Focus Group 3
<p><u>Group make up:</u></p> <p>This group consisted of "general community" and was mostly people who have been active in their own neighborhoods in one way or another. A few last minute cancellations and one no show ended up making it a small group of 6 people. On the upside we had 3 people who identified themselves as skeptical and 3 people in the supportive category making for a very productive dialogue.</p>	<p>Group make up:</p> <p>This group consisted of 8 community members familiar with housing types including; 2 neighbors who live near the demonstration projects, a resident of Ravenna cottage, a new homeowner with a carriage house, 2 neighborhood association members, a housing advocate, and a growth management/land use organization representative.</p>	<p>Group make up:</p> <p>This group consisted of 10 housing experts including architects who have built these housing options, architects and developers involved with the demonstration projects, a developer, two low income housing advocates, a representative from the master builders, and a land use expert.</p>
<p>Need for this Housing Type</p> <ul style="list-style-type: none">➤ Changing demographics mean that people need more options in housing➤ There is a need for more affordability housing options in neighborhoods where people want to live➤ Social responsibility dictates that the City enables more diverse housing options.➤ These options help foster a more rich and diverse culture.➤ Ownership creates more neighborhood pride and commitment.➤ DADU's provide a way for people to stay in neighborhoods.➤ These options could help transform feel of neighborhoods where housing stock is poor.➤ Housing is expensive because there is not enough of this type of housing. A lot of people who need these smaller housing types instead of mega housing that are the current building trend.➤ There is a new generation of homeowners with different needs such as multigenerational families, people caring for elderly parents, kids staying at home longer, empty nest baby boomers who want community and accessible neighborhoods.	<p>Need for this Housing Type</p> <ul style="list-style-type: none">➤ People need more options in housing because of the changing demographics.➤ Cottage housing and DADU's provide housing choices as people age. Renting an ADU allows older people to stay in their homes.➤ DADU's provide a strong contribution to affordability.➤ Cottage housing has worked well for people who are single, older, desiring to be able to walk to services.➤ DADU's and Carriage housing provides needed rental income enabling people to afford to own a home.➤ These options provide an alternative to moving to the suburbs and allow more people a choice to stay in the city.➤ One story housing options serve people with disabilities.➤ Awareness of cultural considerations points to need. There are more extended families in the immigrant community that would benefit from these housing options.	<p>Need for this Housing Type</p> <ul style="list-style-type: none">➤ There are people in society whose housing needs are not being supplied that would be interested in these housing options.➤ Demand is there for DADU's. It helps people to afford to buy a house, or stay in a house, knowing they can depend on rent to help pay the mortgage➤ There is a demand for more density. The market is there. People like close knit neighborhoods near transit with amenities that you can walk to. Probably could not build cottages or DADU's fast enough in some neighborhoods.➤ Looking at 2000 census, we need to open the door to housing by providing more options for singles, single parents, young couples, and seniors. This is now 50% of the population and many of them are willing to live in dense neighborhoods.➤ Increased supply is one element to increasing affordability.➤ Recognize that people who will live in this housing often already live in the neighborhood. These housing options allow them to stay in their familiar community.➤ Demonstration program illustrated the need in single family zones for more housing diversity.➤ Need to expand opportunity for infill to meet the demand to live close in. That is what the market is telling us. The environmental and Comprehensive Plan benefits of this are it also reduces sprawl and meets many other important goals of the comprehensive plan.

<p>Concerns</p> <ul style="list-style-type: none">➤ Fitting into the neighborhood character➤ Impacting the status quo will impact middle class people's largest investment➤ Distrust that City can do it right.➤ This housing option (cottage housing) will not alleviate affordability issues.➤ We could create "rabbit warrens".➤ There is an incongruity between limiting supply by requiring things like limiting the number per block versus providing affordability. Ultimately a choice will have to be made about affordability versus heavy restrictions.➤ Ravenna Cottages are not affordable.➤ Some neighborhoods are less appropriate than others for this type of housing.➤ Distrust of architects and developers who just want to make money.➤ People have seen a lot of bad, low quality DADU's.➤ People in neighborhood hate density and will try to oppose any attempts to change the status quo.➤ Cautious about DADU's because of design and scale concerns.➤ It's important for people to understand who will live there and how it will <u>add</u> to community.	<p>Concerns</p> <ul style="list-style-type: none">➤ Standards will not be adequately enforced or will be loosened in single-family areas.➤ In designing cottages, the courtyard design option isolates the cottage housing from the rest of the street and makes it feel like it's not part of the rest of the neighborhood.➤ Encouraging people to develop ADU's results in "mom and pop" landlords who are not educated on being good landlords.➤ Increasing density will have negative impacts on parking in neighborhoods.➤ Cottage housing doesn't increase housing affordability.➤ Design will not be consistent with the neighborhood.➤ Should require owner occupancy.➤ The problem is with zero lot line and the impact on light/shade on adjacent neighbors, and privacy impacts.➤ Concern about lack of response from DCLU on current infractions on housing and zoning standards.➤ Growth is incremental; cumulative impacts over time are not addressed.➤ This will result in duplexing the city.➤ Parking will be an issue and figuring out how to require a garage or off-street parking in older areas where existing homes don't have either is a challenge.➤ Concerned that all this is a done deal and that people have not had the ability to input into this process adequately.	<p>Concerns</p> <ul style="list-style-type: none">➤ Hard to strike a balance between providing low income housing that existing neighbors feel good about before it is built.➤ People are predisposed not to accept changes in their neighborhood; they have no incentive to change their opinion.➤ Concerned that getting into neighborhood design review is like stirring up hornets nest.➤ Create something that can get insured and can get built.➤ Need some guidance and standards.➤ Concerned about trying to do code language that applies citywide. Look for places in the city that make sense and start there.➤ Developers will not put in DADU's because it is expensive – design review, permit process plus building costs all add up to a prohibitive venture for the average homeowner.➤ Supply problem is caused in part by single family zoning codes.➤ Design review takes too long. Fees are very prohibitive.➤ Huge houses on small lots that are totally out of the character of the neighborhood are bigger problem than cottages and DADU's.➤ Middle level DCLU people who have no concern for the cost of housing add to developers' costs.➤ City officials are scared of the sanctity of the single family neighborhood.➤ Design review process is complicated. Being prescriptive about the do's and don'ts is fine, but we need a simple (one page) code. Beyond that let us design.➤ Demonstration projects have been a really good process and people's original fears about neighborhood impact, parking issues, visual issues have mostly been resolved.➤ There are 300-400 ADU's in the city with no complaints.➤ Administrative design review might work better. Standards need to be performance based, rather than prescribed setbacks and heights.➤ More housing will be developed through DADU's, not cottages. Fewer opportunities for cottage development so will take a long time to see any real change.
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Criteria and suggestions for how these housing types can work better

- DADU's are better in areas with alleys.
- Neighborhood consultation will help ensure neighborhood character is retained.
- Put limits on the numbers of these housing types in each neighborhood.
- Exempt some neighborhoods based on specific criteria (E.g. lot size).
- Don't overcrowd – consider relationship and impact on neighbors.
- City must be prepared to do the inspecting that is required.
- Affordability should be prioritized.
- Ensure fairness in permitting.
- Consider neighborhood specifics like scale, design, appropriateness, degree of existing density.
- Banks need to be involved. Sometimes banking requirements add to ugly, bad design.
- DADU's need consistent design and finish between house and the DADU.
- Allow boundary changes such as combining of lots and replatting to create more space for cottage housing.
- Regulating aesthetics will be hard, but try to include design features like porches, gardens, community spaces that could be regulated through code and zoning.
- Create incentives for owners.
- Be visionary about who is going to use this housing.
- Address parking by ensuring that parking regulations are enforced.
- Critical as to how they are placed on the lot and how they address the street.

Criteria and suggestions for how these housing types can work better

- Prioritize property with alleys in placing DADU's.
- Focus in areas where growth is anticipated and targeted by the city and in areas with good transit access.
- Require height and setback restrictions should be considered in context of what is appropriate for the neighborhood.
- Enforcement of existing parking regulations will help.
- Require that "required" parking is used by people in the units (versus parking on street). This is especially true in areas where there are other pressures on parking.
- Proactively deal with the traffic that comes with more density. Address traffic safety concerns. Consider things like traffic circles, speed bumps to slow traffic.
- On-street parking can actually help to slow down traffic.
- Need to have standards for open space and setbacks, requirements to be close to transit and to mitigate transportation impacts.
- Harness local knowledge in design review process and incorporate local knowledge into development.
- Seattle has very restrictive ADU requirements compared to other jurisdictions, e.g. waivers to parking requirement allowed in other cities.
- Develop within the context of the neighborhood. Clear standards that are not open-ended.
- Invite neighborhood input; listen to their concerns carefully. Project should not be a "done deal" before neighborhood review.

Criteria and suggestions for how these housing types can work better

- Target some areas first vs. citywide application
- More density increases will come from cottages, works best with alley but there are not a lot of alleys in the city.
- Look into whether there is money in housing levy, through the home repair program – that can be made available to people to add an ADU that would be made available to low income person.
- Consult with land trusts to enable housing choices that could be used as low income housing options.
- Create a Sears catalog of designs where someone could just go in and get their design. That would make it easier for people to actually do it.
- Good design works. Procedural changes are needed so DCLU can give inspectors the authority to make judgment calls.
- Subdivision increases land value surrounding cottage housing even more. Find changes that are useful and broaden the options – not just ADU's & cottage housing.
- Simplify the ordinance to make this more likely to be a real choice.
- Watch what Redmond and other places nearby are doing. Find great examples of people elsewhere in region and create benchmarks for success
- Create an Ombudsman for projects within the city to help people get over hurdles and to give them tools to do these right.
- Educate the City staff on how the code is not working; teach them by showing examples of how it could be.
- Good inspectors who can make good judgment calls in the field will make a big difference.
- Incorporate simple solutions to address people's big concerns like window placement for privacy
- Look at dispersion requirement of these housing types
- Develop a 2 track review process; give a choice to go through optional design review height/setback or use design book plans.
- Design on the counter with the plan, make it easy.
- In order to make this a viable housing option that fulfills the goal there will need to be marketing and public awareness efforts.

Criteria and suggestions for how these housing types can work better

- Should be welcoming. Consider how you get in them and where is parking.
- Increasing supply should be a priority and will help address affordability issues.
- Design Review will help ensure quality.
- Planning Books – Create a “Sears catalogue” of pre approved plans in order to make it easy for people. It will bring down the costs and make the permitting process easier. It will also help with the quality and design concerns.
- Help people do this by providing tool that will speed up process and lower expenses.

Criteria and suggestions for how these housing types can work better

- Structure public process to not last too long. It is not sustainable to require approval of neighbors.
- Ensure neighbors get a fair shake in decision-making about their neighborhoods.
- Recognize distinction between retrofitting an existing building and building a new one. This includes both design issues and ensuring that plumbing/electrical are adequate for this new use.
- Minimize substandard housing being developed. Education of the landlord is very important, especially regarding landlord-tenant laws.
- Limit how many per block.
- Institute covenant agreements

Criteria and suggestions for how these housing types can work better

- Make it easier for the layperson by creating a “how to” kit that walks through how to hire architect, explains the land use review, permit process, and outlines costs and financing.
- Think through and work with the financing component.
- Build your own DADU kits – stock plans. Sounds like a good Project for AIA
- DADU’s will be least intrusive to the current code.
- Cottages are out of character in L zones should be in Single family zones.
- Height has to be conceptually based and architecturally sound.
- Alleyway rear yard setbacks should be built right up to the edge of an alley as it has many positive impacts.
- Provide flexibility in open space and how you provide it. It should be functional space.
- Neighborhood council is not always representative of neighborhood. Going through only them is not really a fair process. Might be better to outreach to people in perimeter to get buyoff and do a pre design neighborhood meeting during project planning.
- DCLU middlemen need to be educated on helping contractor to keep costs down if we want to create affordable housing. It shouldn’t be harder to build something that is a better project just because the codes get in the way.
- Educate the public, elected officials and developers and bankers. Coordinate a tour of all of these housing types and then take people out to see it.
- City has to step up and be proponent.
- Compile statistics and develop general human interest stories about who lives in these cottages and DADU’s.
- Mayor and City council have to set vision, set goals, and get input to make it better and be leaders in moving this forward. It is their mandate and their responsibility.